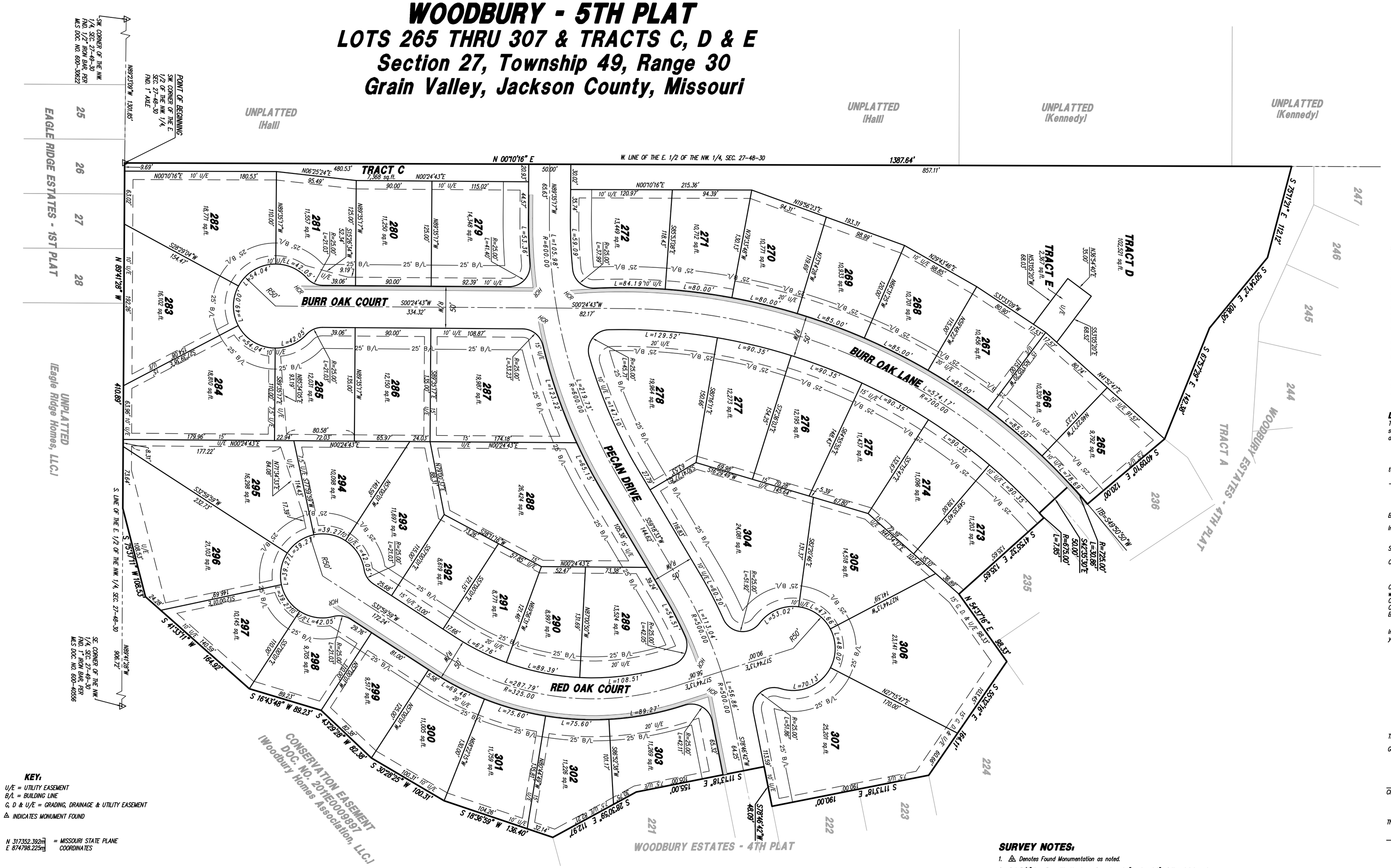
FINAL PLAT
WOODBURY - 5TH PLAT
LOTS 265 THRU 307 & TRACTS C, D & E
Section 27, Township 49, Range 30
Grain Valley, Jackson County, Missouri



KEY:

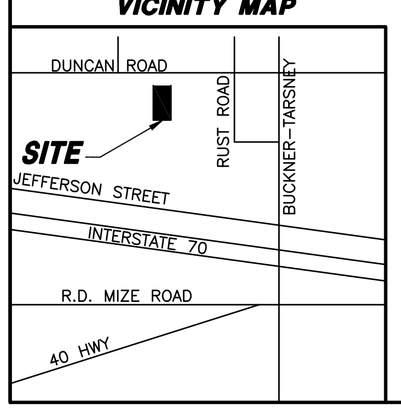
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
G, D & U/E = GRADING, DRAINAGE & UTILITY EASEMENT
△ INDICATES MONUMENT FOUND

N 317352.392m = MISSOURI STATE PLANE
E 874798.225m = COORDINATES

MISSOURI STATE PLANE COORDINATES:

Missouri State Plane Coordinates, were obtained using KC Metro Control Monument, JA-62.
Monument Coordinates = N 317,070.318 m
E 875,506.621 m
Grid Factor 0.9999140, Date 2003.

VICINITY MAP



OWNER

Ward Development & Investment, Inc.
1330 W. Jefferson Street
Grain Valley, MO 64029
Contact: David L. Ward
816-224-5259

LADWIG & ASSOCIATES, LLC.
LAND SURVEYORS
33604 E. 235th Street
Pleasant Hill, Missouri 64080
816-309-6621

Missouri Certificate of Authority
Land Surveying - LS-2012028511

60 0 60
SCALE IN FEET

SURVEY NOTES:

1. △ Denotes Found Monumentation as noted.
2. Set 5/8" Iron Bar with Aluminum Cap at each "break point" of the plat boundary.
3. All rear lot corners to be set with 1/2" Iron Bars with plastic cap unless otherwise noted.
4. Curbs to be marked at extension of lot lines.
5. Street C/L to be marked with semi permanent monumentation.
6. The Parent Tract for this Survey is Trustee's Deed recorded in Book I 2945 at Page 1563.
7. This Survey meets or exceeds the accuracy standards of an "Urban Property" Survey.
8. Bearings are based on the North Line E1/2-NW1/4 Sec. 27-49-30 having an assumed bearing of N89°44'27"W as found on the previous plats of WOODBURY.
9. Rotate Plat bearings 01°30'59" counterclockwise to obtain Missouri State Plane Grid Bearings.

GENERAL NOTES:

1. Tracts C & D shall be a "Conservation Easement" to be owned and maintained by the Homeowner's Association.
2. The swales located on or near the lots designated by " ⚹ " to carry excess storm water runoff are to be maintained by the Owners of said lots. Minimum Low Openings (MLO) of said lots on the swale side of the lot shall be a minimum one (1) foot above the adjacent top of finish swale unless MLO is controlled by other restrictions.
3. The Minimum Low Opening (MLO) for Lots abutting Tract A shall be 826.2 (2.0' above the designed low point on Woodbury Drive).
4. The Minimum Low Opening for Lots 217 thru 221 inclusive shall be 832.2 (2.0' above the designed low point on Woodbury Drive).
5. Minimum Low Opening (MLO) at the front of ALL lots to be minimum one (1) foot above top of corresponding curb elevation.

PROPERTY DESCRIPTION:

All that part of the East Half of the Northwest Quarter of Section 27, Township 49, Range 30, Grain Valley, Jackson County, Missouri more particularly described as follows;
Beginning at the Southwest Corner of the East Half of the Northwest Quarter of Section 27; thence North 00 degrees 10 minutes 16 seconds East along the West Line of said East Half of said Northwest Quarter a distance of 1387.64 feet to the Southwest Corner of WOODBURY – 4TH PLAT, a subdivision of land in said City, County and State; thence in a southeasterly direction along the Southerly Line of said WOODBURY – 4TH PLAT the following seventeen (17) courses; South 75 degrees 11 minutes 21 seconds East a distance of 112.12 feet; thence South 50 degrees 34 minutes 12 seconds East a distance of 108.50 feet; thence South 67 degrees 57 minutes 29 seconds East a distance of 142.38 feet; thence South 40 degrees 09 minutes 10 seconds East a distance of 120.00 feet to a point of curve; thence along a curve to the left (having an initial tangent bearing of South 49 degrees 50 minutes 50 seconds West and a radius of 725.00 feet) an arc distance of 30.36 feet; thence South 42 degrees 35 minutes 30 seconds East a distance of 50.00 feet; thence along a curve to the right (having an initial tangent bearing of North 47 degrees 24 minutes 30 seconds East and a radius of 675.00 feet) an arc distance of 7.85 feet; thence South 41 degrees 55 minutes 32 seconds East a distance of 135.65 feet; thence North 54 degrees 37 minutes 16 seconds East a distance of 98.33 feet; thence South 55 degrees 32 minutes 16 seconds East a distance of 164.11 feet; thence South 11 degrees 13 minutes 18 seconds East a distance of 190.00 feet; thence South 78 degrees 46 minutes 42 seconds West a distance of 48.09 feet; thence South 11 degrees 13 minutes 18 seconds East a distance of 155.00 feet; thence South 28 degrees 30 minutes 59 seconds East a distance of 112.97 feet, to a point on the Westerly line of a tract of land deeded to the Woodbury Homes Association as described in Document No. 2011E0009697; thence Southwesterly along the Westerly line of said tract of land the next six (6) courses; South 18 degrees 36 minutes 59 seconds West, (Deed=N20°15'57"E), a distance of 136.40 feet; thence South 30 degrees 28 minutes 25 seconds West, (Deed=N31°57'22"E), a distance of 100.31 feet; thence South 43 degrees 29 minutes 28 seconds West, (Deed=N44°58'26"E), a distance of 82.38 feet; thence South 16 degrees 43 minutes 48 seconds West, (Deed=N18°12'45"E), a distance of 89.23 feet; thence South 41 degrees 33 minutes 11 seconds West, (Deed=N43°02'09"E), a distance of 164.92 feet; thence South 75 degrees 37 minutes 11 seconds West, (Deed=N17°08'09"E), a distance of 108.53 feet, to the Southwest corner of said tract of land, said point also being on the South line of the Northwest Quarter of said section; thence North 89 degrees 41 minutes 26 seconds West, along the South line of said quarter section, a distance of 410.89 feet, to the Southwest Corner of the East Half of said Northwest Quarter, said point also being the Point of Beginning. Containing 19.1 acres.

EASEMENTS:

An easement or license is hereby granted to the City of Grain Valley to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, gas, water, sewer lines, poles, wires, anchors and surface drainage and all or any of them over, under and along the strips of land designated as "Utility Easement" or by the abbreviation of "U/E" on the accompanying plat. Areas designated as "Grading Easement" and "Drainage Easement" or by the abbreviation "G/E" and "D/E" shall be reserved exclusively for the purpose of storm water drainageway, grading, or for the purpose of constructing, maintaining, operating, removing and replacing storm water drainage facilities in accordance with plans and specifications approved by the City Engineer of the City of Grain Valley. No fence, wall, planting, building or other obstruction may be placed or maintained in said easement hereby dedicated and there shall be no alteration of the grades or contours in said easement without the approval of the City of Grain Valley. No obstruction may be placed in said drainageway which would prevent vehicles from travelling on said drainageway for maintenance purposes.

The Developer, Builder or Property Owner is prohibited from constructing or placing any structure, amenity, fence, retaining wall or landscape feature; or grading, altering, clearing or grubbing, improving the terrain or other natural features; or dumping any materials in the areas of land designated as "Conservation Easement" or by the abbreviation "C/E" on the accompanying plat unless prior written approval is provided by the City of Grain Valley.

STREETS:

Street right-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby dedicated.

DEDICATION:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "WOODBURY – 5TH PLAT".

to be signed by its President and its Corporate Seal affixed this _____ day of _____, _____.

By: _____ Attest: _____
President – David L. Ward Secretary – Sandra L. Ward
In testimony whereof: Ward Development and Investments, Inc., a Missouri Corporation, has caused these presents

State of Missouri)
)SS
County of Jackson)

On this _____ day of _____, _____, before me personally appeared David L. Ward who being by me sworn did say that he is President of Ward Development and Investments Inc., a Missouri Corporation, and that the seal affixed to the foregoing instrument is the Company Seal of said Corporation and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors and to be the free act and deed of said Corporation.

In witness whereof: I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

_____
Notary Public in and for Jackson County, Missouri

This plat of WOODBURY – 5TH PLAT has been submitted to and approved by the Grain Valley Planning and Zoning Commission this _____ day of _____, _____.

_____ _____
Chairman – Michael Reneau Secretary – Kevin Browning

These easements and rights-of-way accepted by the Governing Body of Grain Valley, Missouri this _____ day of _____, _____.

_____ Attest: _____
Mayor – Mike Todd City Clerk – Jaime Rehmsmeyer

APPROVED BY JACKSON COUNTY ASSESSOR:

By _____
Date _____

I hereby certify that the within plat of **WOODBURY - 5TH PLAT** is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have with all State and City of GRAIN VALLEY statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.

Branton E. Ladwig, LS-2006016633
DEC. 7, 2015
IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THIS PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.